4. Kiraya lands not in the occupation of any one should of course be assessed at two pies, and the proceeds of the occupancy when realized will go to the municipality.

F. S. CHAPMAN,
Chief Secretary to Government.

To

The REVENUE COMMISSIONER, N.D.,
The COLLECTOR of BROACH,
The SURVEY and SETTLEMENT COMMISSIONER, N.D.,
The SUPERINTENDENT, REVENUE SURVEY and ASSESSMENT, GUJRAT.

No. 15 OF 1872.

FROM

W. E. WAITE, ESQ.,
Assistant Superintendent, Revenue Survey and Assessment, in charge Survey and Enquiry, Broach,

To

LIEUT-COLONEL C. J. PRESCOTT,
Superintendent, Revenue Survey and Assessment, Gujrat.

City Survey and Enquiry Office,
Broach, 9th November 1872.

SIR,

I have the honour of submitting the progress report of the Broach City Survey and Enquiry (with Statements from A to E) for the year ending 31st October 1872.

2. The completion (on the 31st March 1871) of the actual survey or practical portion of the work (*i.e.*, all field data and the whole of the maps), I reported last year, so that beyond giving first a few details and offering some remarks with reference to the establishment, the Final Maps, Miscellaneous Work, and Sunnuds, I have now but little or nothing to add under the heading of Statement A.

3. The average strength of establishment is lower this season than it has ever been, the number being only about $9\frac{1}{6}$th men. As the work however is now more or less approaching completion, it will not be necessary I think to add in any way to the working strength.

Establishment. Statement A.

4. The underline of "plotting details" gives all necessary information regarding the preparation of the Fair or Final Maps according to the altered boundaries, as decided at the time of Enquiry.

Fair or Final Maps. Statement A.

5. During the season under report 8 such maps were thoroughly completed, to which number if the 5 of last year be added, we get a total of 13 up to date.

6. At the close of the season the remaining 58 maps were all in progress, 22 out of this number however are *more or less* disposed of (just a few cases and some minor details remain), so that the number of Final Maps completed up to date might really be said to be 35 (13 × 22), leaving thus but 36 *actually* in progress.

7. The progress and completion of this work, as mentioned in my last annual report, depends entirely on the Enquiry, for the fair or final copy of one of these maps cannot be said to be complete, until such time as all the numbers or claims in it have been duly adjudicated on.

Miscellaneous Work. Statement A.

8. From column 26 it will be seen that during the year under report 94½ days were employed in making miscellaneous measurements, and 711¾ days in preparing miscellaneous plans, reports, &c.

9. The whole of the above work is more or less in connection with the municipality (it falls to the Survey and Enquiry Officer, under Rule 52 of Municipal Rules), and relates chiefly to matters affecting the width of roads and streets, encroachments on open spaces and public roads, and the building or re-building of houses. I mention all these details here, not so much with the view of obtaining a remedy, as for the purpose of giving some idea as to the nature and quantity of miscellaneous work the Survey and Enquiry Officer has to take in hand and dispose of solely in the interests of the municipality.

"Kiraya" or Rental Lands.

10. Under the heading of miscellaneous work, I have also to mention this year, the introduction of the new rates into the Broach "kiraya" lands, as sanctioned by Government Resolution No. 1148, of 11th March 1872.

11. These "kiraya" or rental lands (comprising about 400 holdings, and yielding hitherto in the lump annually to Government about Rs. 325) are scattered over the town proper of Broach, and the five "paties," or villages of Wejalpur, Dungari, Ali, Kasak, Chingaspura, and Mojumpur, all of which now form part of Broach, and come within municipal limits.

12. The greater portion of the lands are occupied by Cotton "Wakars," and when proposing the new rates in September 1870, I estimated that an annual income of about Rs. 3,800 would accrue, but owing to the large increase in the number of steam-ginning factories within the last two years, most of these "Wakars" are

now entirely out of use, and so a large number of the occupants, I fear, will give up possession, in which case there will of course be a considerable falling off in the estimated annual revenue. The land, however, is valuable, and a very fair yield may at all times be looked forward to.

13. The new rates are now being introduced, strictly in accordance with the Government Resolution mentioned above, and the Revenue Commissioner's letter No. 4560, of 2nd August 1872, and in every case where the offer of redemption at 20 years' purchase has not been accepted, the new rates have been applied.

14. The greater portion of this work has been got through—just a few special cases remain. I have not, however, taken into consideration in this report any sums accruing from this source, but as soon as the whole of the cases have been disposed of, there will be a due apportionment of income, as laid down in the Revenue Commissioner's para. 2, between Government and the municipality.

Sunnud Work. Statement A.

15. The details of sunnud work and the preparation of deeds of sale will be found in columns 29 and 30.

16. During the period under report there were prepared 2,413 sunnuds and 49 deeds of sale, to which numbers, if be added the 5,236 sunnuds and 69 deeds prepared up to the end of last year, the total number of sunnuds and deeds prepared up to date amount respectively to 7,649 and 118.

17. The preparation of sunnuds may be said to be the *final* and about the *most important* part of the work; bearing this in mind, I have confined myself solely to taking large tests in them, the results of which, I am glad to say, go to show that the work on the whole is particularly satisfactory.

18. The issue of sunnuds should perhaps be somewhat quicker, but until decisions have been passed in *all* the numbers of a sheet, all the sunnuds in that particular sheet prepared and tested, and all enquiry forms duly filled and carried out, the matter of issue, I here take the opportunity of mentioning, is one of difficulty, because a sunnud is not complete if the ownership of the four adjoining properties has not been decided.

Test. Statement B.

19. The details of test will be found in Statement B.

20. There were tested up to the end of last year 54 sheets, the remaining 17 were taken in hand and disposed of this year, so that the testing work in the whole of the 71 (original) sheets, I am glad to say, has now been got through. The "Nimtandar's" test of this work average 16½ per cent.

21. In addition to the above the Fair Maps were also subjected to a test of about 10 per cent., the object being to guard, as far as it is practicable, against all possibility of error remaining in the final work. Up to the end of the year under report 16 maps were thoroughly completed.

22. The preparation of sunnuds, as stated above, forms about the most *important* portion of the work we have to deal with, and so a particularly heavy test is taken in all cases. This season the "Nimtandar's" tests average 41½ per cent., in addition to which tests to the extent of 11½ per cent. were taken by myself.

23. The results on the whole of the final test, I am glad to say, are satisfactory; the average discrepancy between orignal measurements and the final test being about only 25 per cent. on numbers (each number has over so many different measurements in it), and 0·43 on Theodolite work.

24. In Statement C are given the details of enquiry into titles, which work during the year under report has been conducted by the District Deputy Collector and myself.

Inquiry.
Statement C.

25. There were taken up for enquiry 11 sheets or maps, containing 4,161 numbers, of which 3,467 were decided as house or private property, and 281 as Government (*vide* columns 7 to 11, inclusive), giving thus for the season a total of 3,748 decisions, to which number, if be added the 10,925 disposed of up to the end of last year, the total number of cases decided up to date amount to 14,673.

26. The out-turn of enquiry work this year is somewhat under that of last, and is due more or less to the absence for a period of about five months of the Deputy Collector (who was otherwise engaged in the "huzur" and districts), and to my having had some extra work in the shape of the settlement of the "kiraya" lands and a particularly heavy calendar of miscellaneous cases. I must also state that most of the enquiry cases now remaining are of a particularly complicated nature (some of them date as far back as 1865), and, as a rule, involve a deal of examination and lengthy evidence. Up to date, however, decisions have been passed in 14,673 cases, there remain thus for disposal only about 2,500, so that in about 6 months from this date the whole of the enquiry, I hope, will have been got through.

27. There have been in all 115 appeals during the season under report: the decisions in 68 cases have been upheld, in 26 reversed, and 41 remain to be disposed of.

28. The total number of appeals up to the end of the year under report amount to 244, out of which number the decisions in 315 cases have been upheld, in 58 reversed, and 51 are pending.

Survey Daroga. Miscellaneous Cases.

29. This season 276 cases affecting the width of roads and streets, encroachments on public roads and open spaces, building and re-building of houses, &c., were brought forward for enquiry and disposal, out of which number 198 have been decided and the remaining 78 are pending. In addition to the above, 161 cases of those (323) remaining from last year were also taken up and got through, so that this season there were decided in all 359 of these miscellaneous cases, leaving thus at the close of the year under report 240 for disposal.

30. "Until the completion of the city survey and enquiry into titles," all these cases (*vide* Rule 52 of the Municipal Rules) have to be enquired into and decided by the Survey and Enquiry Officer. Every case, as a rule, necessitates fresh measurements, the preparation of plans and reports, the examination of documents, and the taking of depositions, so that this is really so much extra work, for it is quite in addition to the regular survey and enquiry.

31. These miscellaneous cases, it will thus be seen, form a particularly heavy item in connection with the survey and enquiry; it is work, I would beg to say, of a most unsatisfactory nature, in so far that it involves a great deal of time and labour, and if measured by results there is little or nothing to show.

Income and Expenditure. Statements D and E.

32. The details of income and expenditure are given in Statements D and E.

33. The total income for the season under report amounts to Rs. 12,552-3-8, of which sum Government received Rs. 2,586-6-5 and the municipality Rs. 9,965-13-3.

34. The total expenditure for the season under report amounts to Rs. 12,289-2-8, of which sum Government paid Rs. 6,320-9-8, and the municipality Rs. 5,968-9-0.

35. The total income from the commencement up to the end of the year under report amounts to Rs. 40,230-14-1, of which sum Government have received Rs. 10,170-13-5, and the municipality Rs. 30,060-0-8.

36. The total expenditure from the commencement up to the end of the year under report, amounts to Rs. 68,769-0-9, of which sum Government have paid Rs. 27,577-13-1 and the municipality Rs. 41,191-3-8.

37. At the end of the year under report, the Government *annual* revenue stood at Rs. 1,840-5-8, and that of the Municipality at Rs. 630-10-5 (exclusive of revenue from "kiraya" lands), which sums I would beg to state, when considered as *annual* rental, represent no small amount. Taken even at 5 per cent., the figures represent in round numbers respectively Rs. 36,807-1-4 and Rs. 12,613-0-4.

38. The new rates for the "kiraya" lands were *only* sanctioned on the 11th March last, so that no sums have been taken into account this year; the realizations from this source, however, I have every reason to believe, will prove highly beneficial both to Government and the Municipality.

Financial Results.

39. As this perhaps will be about the last of the annual reports I will be called on to write in connection with this survey, I take the opportunity of laying before you just a brief statement of the accounts up to date.

SUMMARY OF ACCOUNTS.

		Rs.	a.	p.
1.	Amount actually realized up to 31st October 1872	40,230	14	1
2.	Amount of outstanding balance on the 31st October 1872	2,315	12	3
3.	Amount of Government annual rental on 31st October 1872 (Rs. 1,840-5-8), taken at per cent., represents in round numbers	36,807	1	4
4.	Amount of municipal annual rental on 31st October 1872 (Rs. 630-10-5), taken at 5 per cent., represents in round number	12,613	0	4
	Total	91,966	12	0
	Total amount expended up to 31st October 1872.	68,769	0	9
	Balance in favour of Survey	23,197	11	3

The Government and Municipal shares of the above stand as under:—

Government.

		Rs.	a.	p.
1.	Amount actually realized up to 31st October 1872	10,170	13	5
2.	Share of outstanding balance	232	15	4

3. By annual rental (taken at 5 per cent.) in round numbers	36,807	1	4
Total.....	47,210	14	1
Total amount expended by Government up to 31st October 1872	27,577	13	1
Balance in favour of Government.....	19,633	1	0

Municipality.

	Rs.	a.	p.
1. Amount actually realized up to 31st October 1872.....	30,060	0	8
2. Share of outstanding balance	2,082	12	11
3. By annual rental (taken at 5 per cent.) in round numbers	12,613	0	4
Total.	44,755	13	11
Total amount expended by Municipality up to 31st October 1872	41,191	3	8
Balance in favour of Municipality.....	3,564	10	3

40. The above statement, I would beg to say, shows a considerable balance in favour of the survey. By no means, however, does it represent the *full* financial benefits of the operations; for the income from "kiraya" lands has not been taken into account, and the annual rentals have been calculated or taken for a period of *only* 20 years, whereas the sums I would beg to point out, represent really *permanent* additions, both to the revenues of the State and the Municipality.

41. I would respectfully beg to add that in a work of this nature, the financial results are not the *only* consideration. To financial results must be added the great benefits resulting from an elaborate survey of the city for the first time, exhibiting in 71 maps with the greatest possible accuracy, almost every inch of land, whether freehold or public property; and also the great advantages that accrue not only to the State and the Municipality, but to every individual house and land holder in the place, by having had claim, and disputes of all kinds inquired into and decided once for all.

Probable duration of Work.

42. In my Progress Report for the year ending 31st October 1870, I estimated that the work would be brought to a close about the end of the present year. Owing to the inquiry being deprived more or less of the services of the Deputy Collector for a

period of about five months (as mentioned in para. 26), and my having had some extra work in the shape of the settlement of the "kiraya" lands, and a particularly heavy calendar of miscellaneous cases, my original estimate cannot, of course, possibly stand good.

43. The only *regular* work remaining now is the enquiry, and the preparation of the Final Maps and sunnuds—the former work, I think, will take about 6 months, and the latter perhaps 3 more. The thousand and one miscellaneous things, however, connected with a work of this kind, render it almost next to impossible to frame anything like an *accurate* estimate. I have every reason to believe, however, that the end of the present season will see the completion of the survey and enquiry of this city.

44. Whether viewed financially or in a point of work accomplished the results of the survey and enquiry up to date, I may be permitted to hope, will be considered satisfactory.

I have, &c.,

(Signed) W. E. WAITE,

Assistant Superintendent, Revenue Survey and Assessment, in charge Survey and Enquiry, Broach.